

PB# 87-21

Yvan & Donna DuPuy

65-1-14.2

DU PUY, YVAN & DONNA 87-21

FRITZ, EDWARD & THERESA
Rep: Tom Bayer 534-7292

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		General Receipt	8790
		<u>March 31,</u>	<u>1987</u>
Received of <u>Thomas W. Bauer (# 87-21)</u>		\$ <u>25.00</u>	
<u>Twenty-five and 00/100</u>		DOLLARS	
For <u>Application Fee</u>			
DISTRIBUTION			
FUND	CODE	AMOUNT	
<u>Check # 368</u>		\$ <u>25.00</u>	
		By <u>Pauline D. Townsend</u>	
		<u>Town Clerk</u>	

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		General Receipt	10174
		<u>Sept. 14,</u>	<u>1987</u>
Received of <u>Yvan Dupuy</u>		\$ <u>72.50</u>	
<u>Seventy-two and 50/100</u>		DOLLARS	
For <u>Plan Bd. Engineering Fee 87-21</u>			
DISTRIBUTION			
FUND	CODE	AMOUNT	
<u>Check # 72.50</u>			
<u># 1283</u>			
		By <u>Pauline D. Townsend</u>	
		<u>Town Clerk</u>	

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 752 1/3

check # 368	\$25.00

Town Clerk

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		General Receipt		10174
Received of <u>Yvan Dupuy</u>		<u>Sept. 14</u> 19 <u>88</u>		\$ <u>22.50</u>
<u>Seventy two and 50/100</u>		DOLLARS		
For <u>Plan B. Engineering Fee 87-21</u>				
DISTRIBUTION.				
FUND <u>Check # 72.50</u>	CODE <u># 1283</u>	AMOUNT 	By <u>Pauline J. Tamm</u>	<u>Town Clerk</u>
Title				

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 752 1/3

Water ✓
Sewer ✓
Highway ✓
Fire ✓

6-24-88
 Building
 P.B. Engineer
 Fire
 Water
 Sewer
 Highway

87-21

Du Roy & Fritz

-24-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick J. Kennedy, ES for the building or subdivision of
Du Roy & Fritz has been
reviewed by me and is approved ☒
disapproved _____.

~~If disapproved, please list reason.~~

There is no town water in this area as yet.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-21

DuPuy & Fritz

6-24-88

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

dot line change

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick T. Kennedy for the building or subdivision of
Edward Fritz, Donna DuPuy has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

June 27, 1988
DATE


INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 1 July 1988
SUBJECT: Fritz & DePuy Lot Line Change

87-21

A review of the lot line change for the above referenced subject which was prepared by Patrick T. Kennedy dated 26 May 1988 was made on 27 June 1988.

This lot line change is found to be acceptable.


Robert F. Rodgers; CCA
Fire Inspector

Planning Board Reference Number; 87-21
Fire Prevention Reference Number: 88-55



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Depuy and Fritz Lot Line Change
PROJECT LOCATION: Dean Hill Road
W #: 87-21
LC June 1987

1). The Applicant has submitted a Plan for the proposed relocation of the Lot Line between Lots 14.1 and 14.2 of Section 65, Block 1. The purpose of the change is to rectify an existing pool-fence/lot line conflict.

2). The Plan, as submitted, does not include detailed dimensioned location of the existing pool and existing dwelling for Lot 14.2. In addition, the exact location of the dwelling for Lot 14.1 should be shown on the Plan.

3). The height of the existing fence surrounding the pool on Lot 14.2 should be indicated on the Plan. Compliance with Paragraph 48-14C and 48-21-G2 of the Zoning Ordinance should be verified. These sections pertain to the minimum setback requirement for fences and minimum fence heights for pools, respectively.

4). It appears that for both the existing conditions and for the proposed lot line conditions, the pool on Lot 14.2 will be a non-compliance with Paragraph 48-21-G1, having the pool constructed within the minimum sideyard setback of the property.

5). The Plan does not indicate if Lot 14.2 has a barrier plant strip, as required per Paragraph 48-21-G8 of the Zoning Ordinance. This should be verified.

6). Based on the revised Zoning Map, it is my understanding that the properties are located in a R-3 Zone, not an R-4A Zone as indicated on the Plan.

7). The Plan, when resubmitted, should include a table indicating compliance for both lots with the bulk tables. Such table shall include the minimum zoning requirements, the existing conditions for each lot and the proposed conditions for each lot.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Depuy and Fritz Lot Line Change
PROJECT LOCATION: Dean Hill Road
NW #: 87-21
10 June 1987

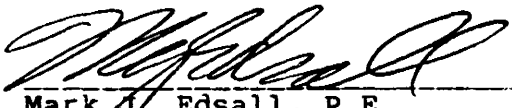
Page 2

8). The location plan on the drawing should have the adjacent streets identified and an approximate scale given.

9). The Plan should include the date of the "actual field survey" indicated.

10). Future Plans should include the original signature and stamp of the Licensed Land Surveyor.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmD

5-11-88

Mr. Dupuy came before the Board representing this proposal.

Mr. Scheible: Mark, did you have a chance to review it?

Mr. Edsall: I never got my new plan.

Mr. Dupuy: We are here for some guidance. The last time we were here, it was suggested to us that we go to the Zoning Board of Appeals and get a side lot variance. Subsequent to that, I went -- I talked to Mr. Babcock and he and I together developed an idea which we'd like to present to you today. His opinion it is an idea that will avoid the step of the Zoning Board of Appeals. I have a preliminary sketch. Actually, I asked to be on the agenda for the 5th and my surveyor hasn't completed

his work. I do want to get your opinion before we start spending our money. What we are talking about is a line which would stay ten feet away from the existing fenced pool at all points. The line would involve me buying a piece of land equal to a piece of land that I would sell to Mr. Fritz. It is a swap. It runs parallel to this line. The concern last time was that the width at the face of the building would not be fifteen feet. This does not do anything to that. It stays at 125 feet. By exchanging parcels, we maintained that average width.

Mr. Edsall: I need to have 125 feet at the building face or the setback line, the average doesn't do it.

Mr. Roness: That is a good way to solve it.

Mr. Edsall: If you meet that, that is fine.

Mr. Dupuy: And the lot line is in excess of any structure and in excess of fifteen feet from the pool. So with this idea and we think we can avoid -- we are within all the laws that we are aware of.

Mr. Edsall: How tall is the fence?

Mr. Dupuy: Five feet.

Mr. Edsall: Prior to the law that has recently been passed by the Town Board and sent up to Albany, if you have any fence over four foot it had to be set back. I believe the setback for the residents as far as structures now it allows six feet. I think now the change allows six, but you still can't be within ten feet.

Mr. Scheible: If you come in --

Mr. Edsall: Make sure the surveyor locates both buildings to show you are not creating need for a variance.

Mr. Scheible: Just notify the secretary we have everything altogether. At that time, we will put you on the agenda.

Mr. Dupuy: Thank you.



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CONSULTING ENGINEERS P.C.

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Associate

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New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: DEPUY AND FRITZ LOT LINE CHANGE
PROJECT LOCATION: DEAN HILL ROAD
PROJECT NUMBER: 87-21
DATED: 11 MAY 1988

1. The applicant has submitted a plan for the proposed relocation of the lot line between Lots 14.1 and 14.2 of Section 65, Block 1. The purpose of this change is to rectify an existing pool-fence/lot line conflict. The plan was previously reviewed at the 10 June 1987 and 9 March 1988 Planning Board meetings.

2. My comment sheet dated 9 March 1988 recommended that the applicant re-submit a revised plan to address comments which were provided for the 10 June 1987 meeting. As of this date I have not received a revised survey plan of the proposed action.

3. At such time that a more complete and detailed plan is submitted, an engineering review can be made and an evaluation can be made whether the previously provided comments have been addressed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Mark J. Edsall'.

Mark J. Edsall, P.E.
Planning Board Engineer

MJEcao
Dep.cao

Dean Hill Road
New Windsor, NY 12550
May 5, 1988

Washburn Associates
44-52 Route 9W
New Windsor, N. Y. 12550
Attn: Mr. Ronald Washburn

Dear Mr. Washburn:

Pursuant to our telephone conversation of last night, I am enclosing a number of documents relative to the desired lot line change between my lot (Lot 14.2) and the Fritz lot (Lot 14.1).

The documents are as follows:

- [1] Copy of the survey of the Fritz lot by Patrick T. Kennedy, L.S., dated October 30, 1985.
- [2] Copy of the minutes of the New Windsor Planning Board meeting of June 10, 1987 and March 9, 1988.
- [3] Copy of the review comments by the Planning Board Engineer, Mark J. Edsall, P.E. for both Planning Board Meetings outlined above.
- [4] My sketch of our latest approach drawn on a copy of your previous survey plan.

As we discussed, although the Planning Board recommends an appearance before the Zoning Board of Appeals to obtain a variance for the side lot violation, subsequent discussions with Mr. Babcock (building inspector) and Mr. Rones (Planning Board attorney) have resulted in a new approach which allows us to avoid an appearance before the Zoning Board.

The new approach would involve a "jog" around the present encroachment which would be at least ten feet away from the fence at all points. (Sketch enclosed).

The benefits of this approach are:

- (a) The lot line becomes in excess of ten feet from all structures and in excess of fifteen feet from the pool cavity.
- (b) The average width of the Fritz lot remains intact and in excess of the 125 ft. requirement.
- (c) The width of the Fritz lot at the face of the dwelling remains unaltered and in excess of 125 ft.

(d) The area of the Fritz lot remains unchanged in that equal size parcels are exchanged by Dupuy and Fritz.

(e) Mr. Fritz is in total agreement with this plan.

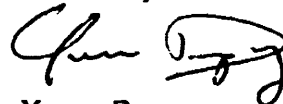
As discussed, a new survey map which would comply with the requirements set forth by in the Planning Board Engineer's review comments of June 10, 1987, will cost between \$1,000 and \$1,500. It is also my understanding that you will contact the Planning Board Chairman to see if some of these requirements can be waived.

In any event, we want you to proceed as soon as possible with a revised survey map which will be, to the best of your knowledge, compliant in every respect with the zoning laws.

I have requested that our proposal be on the May 25th Planning Board agenda. In the event that you are unable to complete the survey by May 25th, please provide us with a preliminary sketch which will allow us to present the approach in general terms to the Planning Board.

I will be in touch with you early next week to discuss this further.

Sincerely,



Yvan Dupuy

YD:ffc

Encls.

cc: Edward Fritz

Thomas Bayer

Warren Greher, Attorney

Bloom & Bloom, Attorneys

Town of New Windsor Planning Board (3)

Mr. Babcock, Building Inspector

Mr. Rones, Attorney

Mr. Scheible, Chairman



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

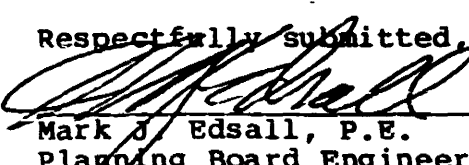
PROJECT NAME: Depuy and Fritz Lot Line Change
PROJECT LOCATION: Dean Hill Road
NEW WINDSOR: 87-21
9 MARCH 1988

1). The Applicant has submitted a plan for the proposed relocation of the lot line between Lots 14.1 and 14.2 of Section 65, Block 1. The purpose of the change is to rectify an existing pool-fence/lot line conflict. The plan was previously reviewed at the 10 June 1987 Planning Board meeting.

2). My review comments of 10 June 1987 outlined several problems I have with the proposed lot line change. As of the time of reviews for this plan, no revised scheme for the lot line change has been submitted. It is my opinion that the lot line change as proposed on the previously submitted plan is poor planning. As such, if some form of lot line is desired, it would be preferable that non-parallel side lot lines be created in lieu of the previously submitted arrangement.

3). The Applicant should be advised that in addition to the concerns I have with regard to the proposed lot line arrangement, additional information is required on the plan before re-submission. The Applicant should review my concerns in the 10 June 1987 review comment sheet prior to re-submitting any plan for Planning Board or Zoning Board Action.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE/dl
depuy

DUPUY AND FRITZ ~~OF THE BOARD OF DIRECTORS~~

3-9-88

Mr. Dupuy and Mr. Fritz came before the Board representing this proposal.

Mr. Dupuy: Can I just give a little background on this? Last

time we were here, I purchased the property on the left. It is the one with the dwelling on it and the pool in November of 1986. I came from Canada and bought the house. At that time, at the time just prior to the closing, the survey turned up the encroachment. I had already sold my home in Canada. I was in a bind so I signed it, purchased the house with the agreement from Mr. Fritz and the seller that a lot line change was acceptable to them, especially Mr. Fritz. He was very much agreeable and has been cooperative right along. We came to the Board in June of 1987. At that time it was suggested to us that we consider an easement, that Mr. Fritz consider an easement rather than a lot line change. It would make matters more simple. Mr. Fritz went to his attorney. His attorney seemed that he did not go along with an easement for two reasons. The primary reason being concern for liability and I think it is a very legitimate concern. If somebody gets hurt in my pool, whose property was he on when he got hurt. So I think that is a very legitimate concern.

Mr. Van Leeuwen: Is that an in-ground or above-ground pool?

Mr. Dupuy: It is an in-ground pool. The encroachment consists of a concrete slab with the filter sitting on it. Since Mr. Fritz' attorney recommended that he did not go along with an easement, we have investigated the possibility of removing the filter and the concrete slab and relocating it. It is an expensive proposition, just the removal aspect of it is \$3400.00. The construction of a new patio runs into another several thousand dollars. The reason we are back here is not because we don't respect the wisdom of your decision, but to plead with you to reconsider it based on the fact that no one here, Mr. Fritz and I, are both agreeing to this. There is no dispute involved. There will be no harm done, or there is no real aesthetic harm done here. Mr. Fritz has drawn in where his house sits totally on the other side of his property. There is a slope here on this side of the pool which goes up making everything look very uniform and aesthetically very nice and there really is no aesthetic reason to change it. We have also investigated the possibility of a straight line beginning at the road, going off at an angle which would bring the encroachment back into my lot. Mr. Fritz must maintain 125 feet of width on his property. This would reduce that to 125 feet.

Mr. Scheible: Do you have a fence around that pool?

Mr. Dupuy: Yes, we do.

Mr. Scheible: Does the fence come onto Mr. Fritz' property?

Mr. Dupuy: Yes.

Mr. Scheible: Does it follow the line?

Mr. Fritz: Exactly.

Mr. Van Leeuwen: If we approve that, we have a problem. We are going against the Zoning Board of Appeals. What the problem is, if we approve, that will -- and I really don't see any big harm in that personally -- we are going against our own town rules, against the law. For us to do that, you'd have to go to the Zoning Board of Appeals and get a variance from them. Then we can look at it and then we can approve it. Without the variance from the Zoning Board of Appeals, we cannot.

Mr. Scheible: At that last meeting, we decided that we can't approve anything until you went to the Zoning Board of Appeals. Have you approached the Zoning Board of Appeals up to now?

Mr. Dupuy: No, we have not.

Mr. Babcock: At the end of the meeting that these gentlemen were here, what it had come down to, instead of going to the Zoning Board of Appeals for a variance is to create an easement for that pool and so they weren't referred to the Zoning Board of Appeals by this Board. You guys gave them the insight that you didn't want to jog in the line. They are asking if you would refer them then they will get the variance on the fence. The fence is the problem.

Mr. Schiefer: Do you understand why we want to send you to the Zoning Board of Appeals?

Mr. Dupuy: I don't understand what the legal problem is. I don't understand.

Mr. Van Leeuwen: We are narrowing a lot width. First of all, a lot must be 125 feet.

Mr. Scheible: For the same reason you couldn't put a crooked line up. You went to your attorney and he said no because you have to maintain 125 feet which you wouldn't with what you are asking us to do. That is something illegal because the point from here to here wouldn't be 125 feet any longer. So we can't create a sub-standard lot and that is exactly what you are asking us to do.

Mr. Van Leeuwen: The real crux of the matter is he has to have 50 feet away from any existing structure and that is what Mark says about the fence. If the Zoning Board of Appeals okays it --

Mr. Scheible: Then you come back to us, but we have to go to the Zoning Board of Appeals.

Mr. Schiefer: I will make a motion that the Town of New Windsor Planning Board accept the lot line change of Fritz and Dupuy understanding that the 125 feet lot width is across the face of the building which that clears by 17 feet, that lot line change.

Mr. Scheible: You still have to go to the Zoning Board of Appeals.

Mr. Pagano: I will second that motion.

Mr. Babcock: Right now, the way I see it, they need a ten foot variance. It is an accessory structure, the swimming pool, such as the fence has to be ten feet off the property line.

ROLL CALL:

MR. JONES	Nay
MR. PAGANO	Nay
MR. VAN LEEUWEN	Nay
MR. LANDER	Nay
MR. SCHIEFER	Nay
MR. SCHEIBLE	Nay

Mr. Dupuy: We ask that the Board send a letter to the Zoning Board of Appeals.

Mr. Scheible: We will send our comments to the Zoning Board of Appeals.

Mr. Ronen: I just was about to say the same thing, the Zoning Board of Appeals would appreciate knowing the Planning Board's recommendations.

Mr. Schiefer: I see nothing wrong with it.

Mr. Van Leeuwen: I understand their feeling, but I don't see any big deal, but we can't break our own laws.

Mr. Dupuy: Thank you.

MR. LEEUWEN FILE
MR. VAN LEEUWEN AYE
MR. MC CARVILLE AYE
MR. SCHIEFER AYE

DUPUY AND FRITZ LOT LINE CHANGE (87-21)

Mr. Tom Behr: I am the previous owner and I am the one who put the application in. What we are asking for is a pool put on the property and that is an inground pool I was the one who had the pool put in and that is Mr. Fritz and he lives in the dwelling there we have a copy of that so we can show you there is a filter that was out here.

Mr. Van Leeuwen: Isn't there a way of putting that line straight?

Mr. Behr: That filter is on that side of the line and all lines are underground that come up to the filter.

Mr. Van Leeuwen: You can't bring the lot line straight?

Mr. Behr: The problem with that is this just takes lot off this particular property and Mr. Fritz has been good enough to allow me to do a lot line change and gives this here and takes it back on the back end.

Mr. Rones: Why don't you just do an easement permitting that encroachment to remain.

Mr. Behr: Mr. Fritz would rather not for a number of obvious and personal reasons he has elected to offer this up as being the best opportunity to resolve this thing without any problems. It was sent in for a building permit and it was within the boundary when it was done I wasn't aware it was over until survey was done for Mr. DuPuy and that was when this surfaced at my closing I agreed to the best I could to get it resolved.

Mr. Mc Carville: Is there a reason why the line couldn't be done straight?

Mr. Behr: That takes away a good percentage of Mr. Fritz's property.

Mr. Fritz: It is 125 lot wide now which would be placed in the varying situation if that was 125 as maintained at the front of the property and as per my survey this affords that if you project the line across here it is 75 feet which clears this by 20 feet. So it is within the 125.

Mr. Rones: Was there a consideration for the easement alternative what is the problem with it?

Mr. Fritz: The only thing I am thinking about I bought this house a year ago and I was not aware of the situation. I don't want, if we have to turn the property over I really don't want any problems with it.

Mr. Behr: What that means when he has to sell the house, he will have to sell it with an easement somebody else has to agree to those terms and conditions.

Mr. Rones: Isn't it 6 or one and half dozen of another?

Mr. Edsall: Once you bring the plan in front of the Board and we have to look at the lot line change if you look at the sheet you open up a Pandora's Box there are a number of violations here there is more things considered.

Mr. Babcock: What would have to be done here is it would have to be disapproved by you to go to the Zoning Board of Appeals for a variance to make it legal.

Mr. Edsall: Then back here for final.

Mr. Rones: To really solve all of the issues involved there you really do have to do for a variance.

Mr. Scheible: It is not impossible to change this just for a filter.

Mr. Behr: What happens about the route of having to go in front of the Zoning Board to get a variance and then to come back here to get a lot line approval if we were to get the variance.

Mr. Van Leeuwen: I am not willing to approve a lot line change like that.

Mr. Reyns: I won't either. I'd recommend a letter to the Zoning Board that they not go along with it.

Mr. Van Leeuwen: If Mr. Fritz gave him a temporary easement he still needs a variance he is in violation now.

Mr. Babcock: If they don't make it legal with an easement that is not going to make it legal and if they go to sell the house they are going to have a problem. The bank wants this finally approved and out of the way.

Mr. Behr: The attorneys are holding monies in escrow.

Mr. Scheible: Go to your attorney and tell him of the suggestion we made of the easement agreement.

Mr. Rones: The suggestion would be you need a variance for the side yard violation and then once you have that you could do one of two things, either solve the encroachment with an easement that permits the encroachment to remain or you can go for a lot line change which based on the comments that the Board is making they want to see a straight line instead of a jag.

Mr. Fritz: I can't afford to lose the property though.

Mr. Rones: Then in answer to that what you want to do is to get a variance for the side yard setback violation that you have and an agreement in the future of an easement that permits that encroachment to remain and that is no more of a title problem than making the lot line change it is the same effect.

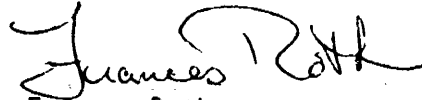
Mr. Edsall: I think we should get one plan that gives us all the information.

Mr. Rones: You are now going to go to the Zoning Board and ask for a side yard variance and you are going to in conjunction with that present them with an agreement between you two fellows suitable for filing in the County Clerk's office which allows this encroachment to remain.

Mr. Behr: Thank you.

Being that there was no further business to come before the Board, a motion was made to adjourn the June 10, 1987 meeting of the Town of New Windsor Planning Board by Mr. Mc Carville, seconded by Mr. Van Leeuwen and approved by the Board.

Respectfully Submitted by:


Frances Roth
Stenographer



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

87-21

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

1763

Yvan & Donna Dupuy Lot Line Change

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 31 March 1987.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Robert L. Baker
Fire Marshal

SIGNED: _____

CHAIRMAN

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received 3-6-1987
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$25.00

APPLICATION FOR SITE PLAN OR
SUBDIVISION PLAN APPROVAL

1. Name of Project Lot Change DuPuy - Lot line Change
2. Name of Applicant IVAN DuPuy Phone 564-6897
Address DEAN HILL RD New Windsor, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Thomas Baker Phone 534-7292
Address Mountain Rd. Cornwall-on-Hudson, NY 12520
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East North side of Dean Hill Rd
300 feet East
of MT. Airy Rd.
(Street) (Direction) (Street)
7. Acreage of Parcel 1.0 8. Zoning District R-3
9. Tax Map Designation: Section 65 Block 1 Lot 14.2
10. This application is for Lot Line Change
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? no

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Ivan Dupuy being duly sworn, deposes and says
that he resides at RD 1 Dean Hill Rd
in the County of Orange and State of New York
and that he is (the owner in fee) of Lot 142
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

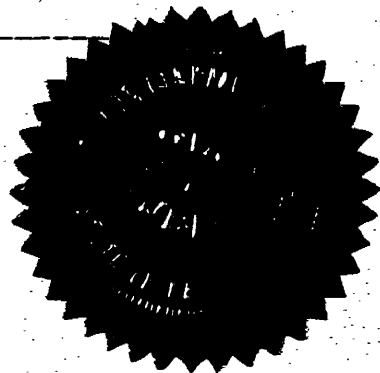
[Signature]
(Owner's Signature)

24 day of March 1988 [Signature]
(Applicant's Signature)

[Signature]
Notary Public

(Title)

RAYMOND CHARLES CHASE JR.
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN BUTCHESS COUNTY
No. 4606965
COMMISSION EXPIRES MARCH 30, 1989



WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Dupuy & Foitz for the building or subdivision of
Dupuy & Foitz has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

Not in water District - no interference

HIGHWAY SUPERINTENDENT

✓ Jane D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Let line change
Subdivision _____ as submitted by

Ronald Washburn for the building or subdivision of
Ronald Lamma, Deputy Edward Theresa Fritz has been
reviewed by me and is approved _____,
disapproved ✓ _____.

If disapproved, please list reason.

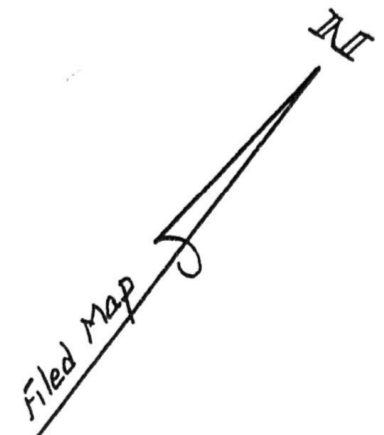
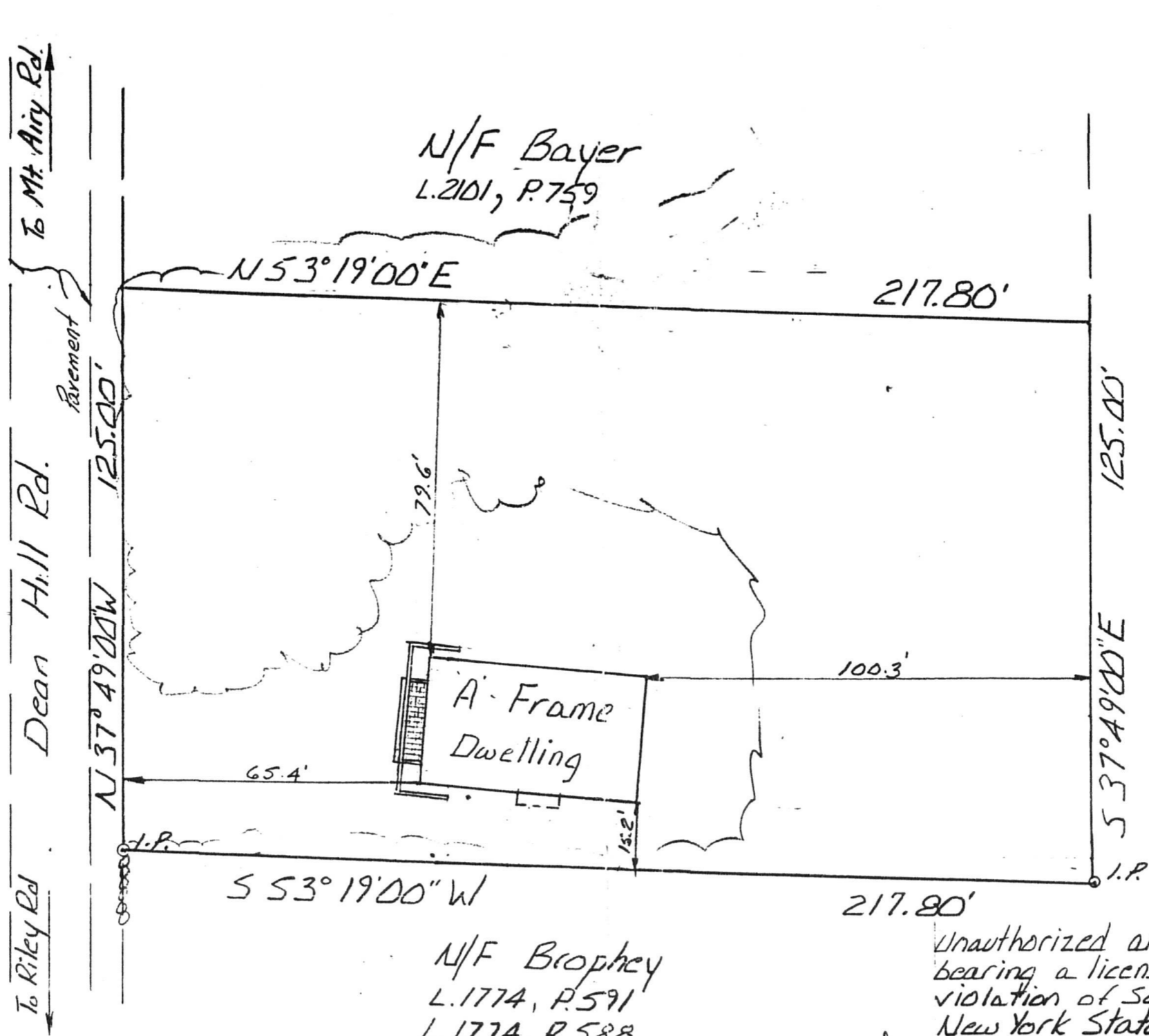
Not relating to Sewage Disposal.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn H. Masten
SANITARY SUPERINTENDENT

March 26, 1987
DATE



Tax Map Data:
 Section 65
 Block 1
 Lot 14.1

Map Reference:
 Subdivision for
 Frank Maurice, Jr.
 Dated: April 28, 1978
 Filed: May 10, 1978
 Map No. 4498

Deed Reference:
 L. 1740, P. 288
 L. 1762, P. 908

N/F Brophy

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Sect. 7209, Subdivision 2, of the New York State Education Law.

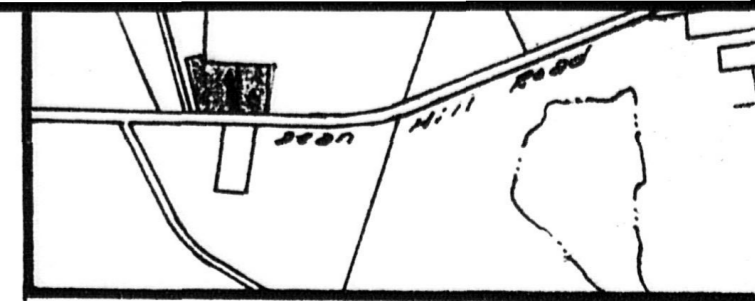
N/F Brophy
 L. 1774, P. 591
 L. 1774, P. 588

Patrick T. Kennedy
 L.S.
 LIC. NO. 49219

To Elaine P. Maurice, Edward E. Fritz,
 and Theresa B. Fritz, American Title
 Insurance Company and Public
 Equities Corp. certified to be a
 correct and accurate survey.

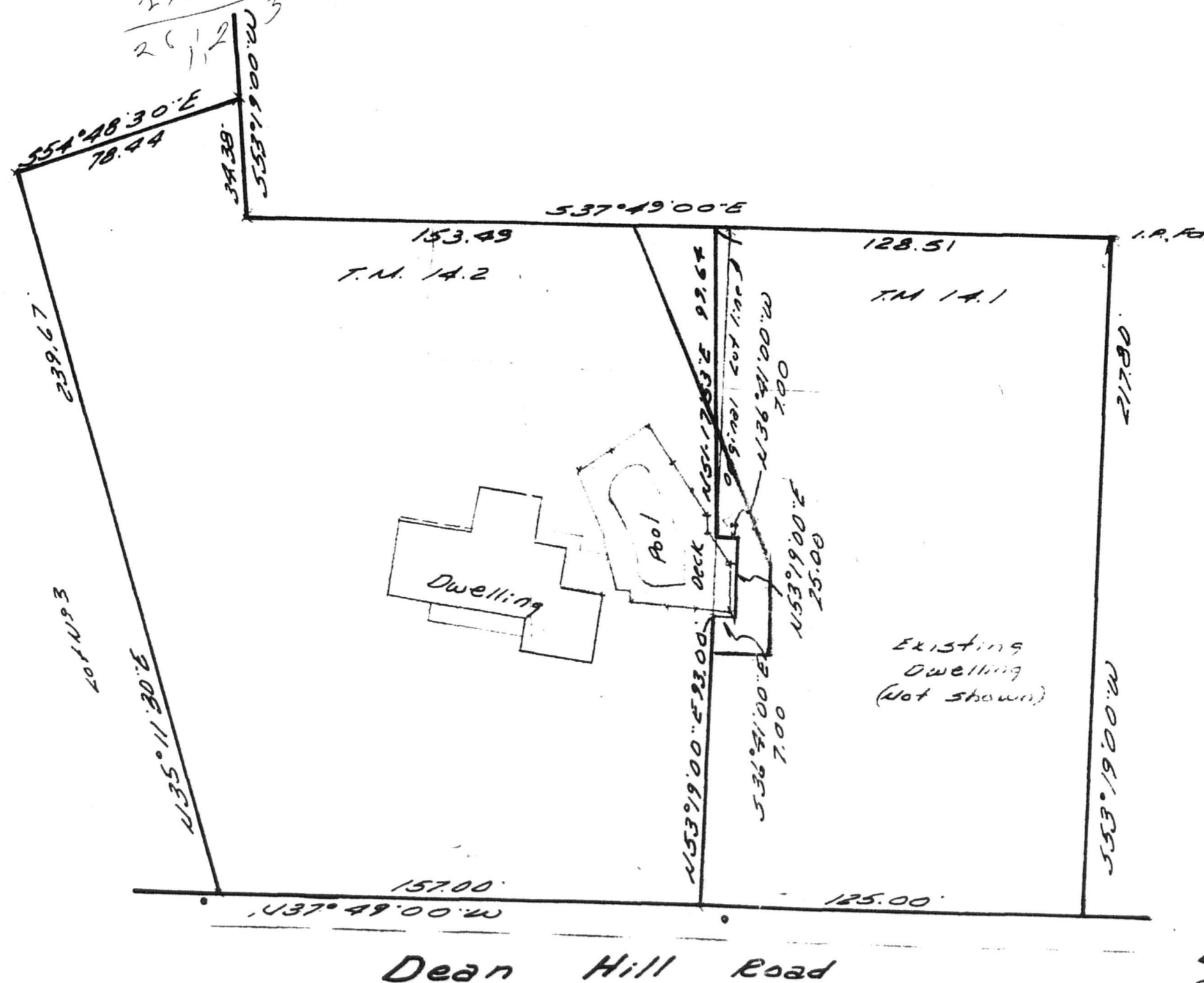
Dated: Oct. 30 1985

Patrick T. Kennedy, L.S.		
Riverview Ave ~ New Windsor ~ New York 12550		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY
DATE: 18 Jan. '81		REVISED: 30 Oct. '85
Survey of Lands for Edward E. Fritz & Theresa B. Fritz		
Town of New Windsor ~ Orange Co. ~ N.Y.		DRAWING NUMBER 80-11 B

$$\begin{array}{r} 122 \\ 212 \\ \hline 875 \\ 125 \\ \hline 250 \\ 2612 \\ \hline 2612 \end{array}$$


Map Reference:
"Frank Maurice"
Filed May 10, 1978
Map No 4498

Property is located in
RFA zone.



The purpose of this map is
change the line between Lot 14
E 14.2 so that the existing deck
is entirely within Lot 14.2

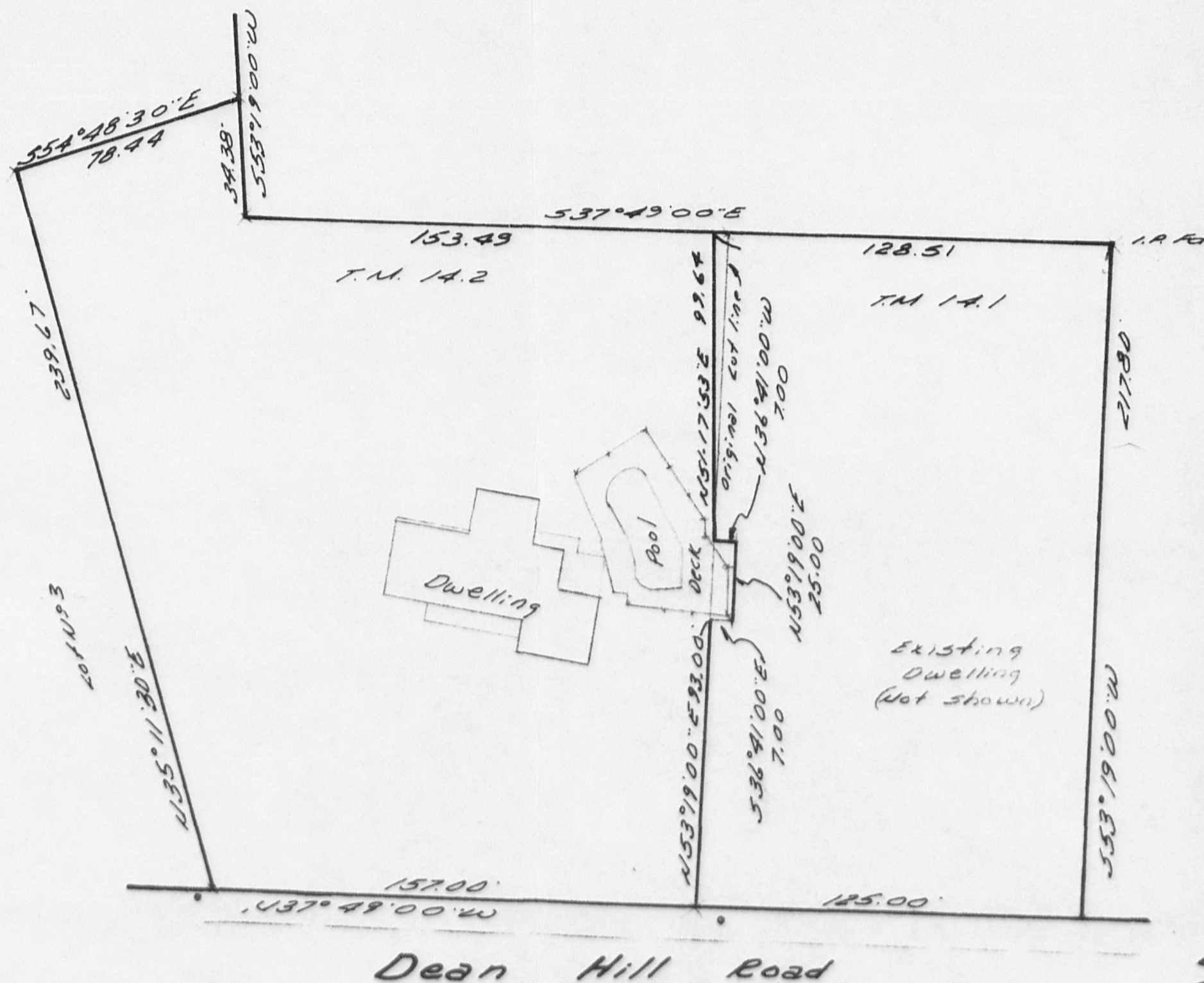
Washburn Associates
4452 Route 9W
New Windsor, N.Y.

Areas

From Lot 14.1 to 14.2 - 175 Square Feet
From Lot 14.2 to 14.1 - 175 Square Feet

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies."



Town of New Windsor
Tax Map
Section 65
Block 1
Lot 14.1
Lot 14.2

Map Reference:
"Front Maurice"
Filed May 10, 1978
Map N2 4498

Property is located in
BAA Zone.

The purpose of this map is to
change the line between Lot 14.1
& 14.2 so that the existing deck
is entirely within Lot 14.2

Record Owners
M1 Edward & Theresa Fritz
Dean Hill Road
New Windsor, N.Y.
M2 Ivan & Donna Dupuy
Dean Hill Road
New Windsor, N.Y.

Lot Line Change
Map For

Ivan & Donna Dupuy, and
Edward & Theresa Fritz

SCALE: 1"=40' APPROVED BY: DRAWN BY:
DATE Feb. 19, 1987 REVISED:

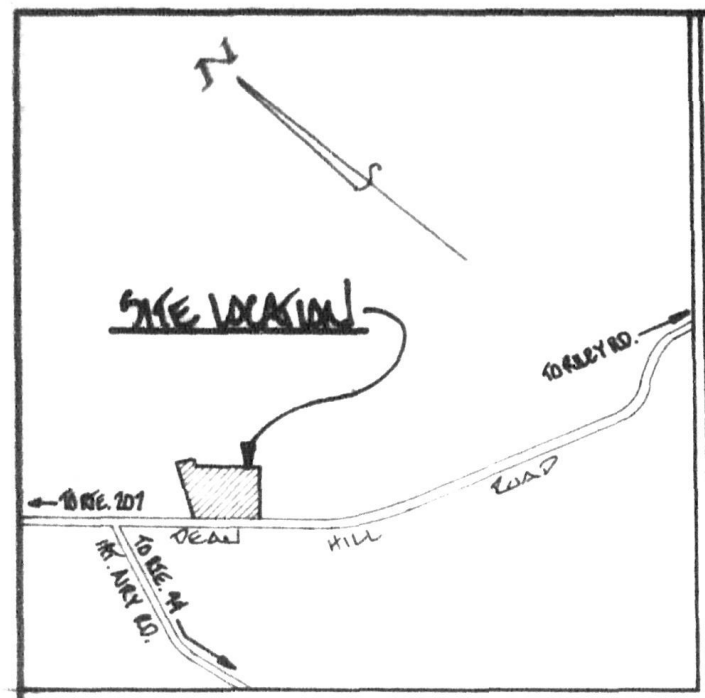
Town of New Windsor Orange Co., N.Y.

DRAWING NUMBER
3768



Thereby certify that
this is the result of an
actual field survey

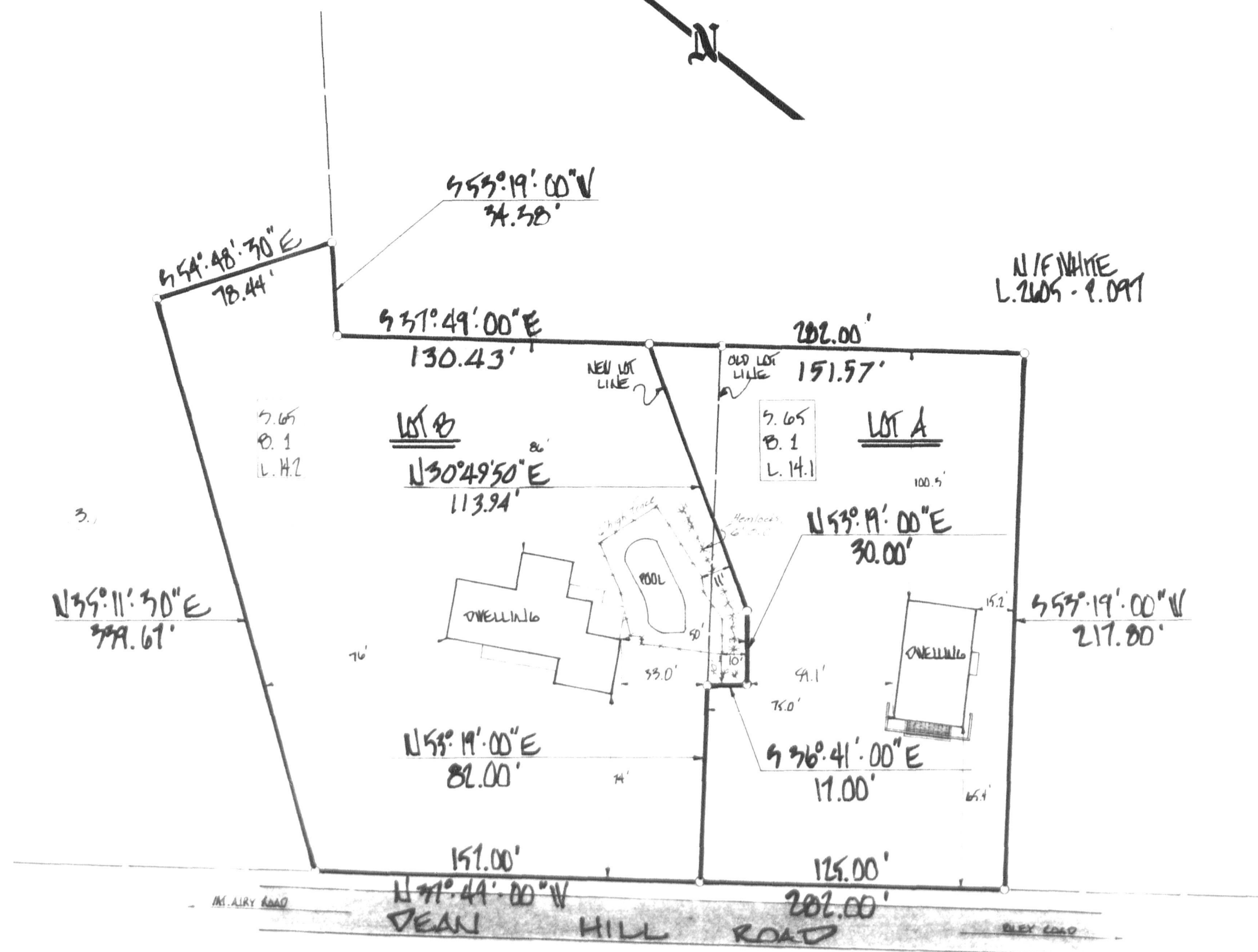
Ronald A. Washburn
L.S. No. 48368



LOCATION MAP:
Scale: 1" = 800'

ZONING DISTRICT: R-3 ONE FAMILY WITH TOWN SEWER

MINIMUM REQUIRED	PROPOSED	
	LOT A	LOT B
LOT AREA : 32,610 S.F.	EXISTING: 21,220 S.F. PROPOSED: 21,220 S.F.	EXISTING: 43,989 S.F. PROPOSED: 43,989 S.F.
LOT WIDTH : 100'	125.0'	100.0'
FRONT YARD : 35'	65.4'	74.0'
SIDE YARDS : 15' / 30'	15.2' / 74.3'	33.0' / 109.0'
REAR YARDS : 40'	100.3'	86.0'
STREET FRONTAGE : 60'	125.0'	157.0'



TAX MAP DATA:

SECTION : 65
BLOCK : 1
LOTS : 14.1 & 14.2

DEED REFERENCE:

L. 2442 - P. 110 (LOT 14.1)
L. 2442 - P. 190 (LOT 14.2)

MAP REFERENCES:

1. "FRANK MAURICE"
FILED ON: MAY 10, 1970.
MAP # 4490.
2. LOT LINE CHANGE FOR THOMAS BAYER
& DONNA E. BAYER.
BY: RONALD A. WASHBURN
LICENSED LAND SURVEYOR
LIC. NO. 45368.

LOT AREAS:

LOT A: OLD AREA: 21,220 S.F. - NEW AREA: 21,220 S.F.
LOT B: OLD AREA: 43,989 S.F. - NEW AREA: 43,989 S.F.

THE OWNERS OF THE PROPERTIES HAVE REVIEWED THIS MAP AND ARE IN CONFORMANCE WITH THE INFORMATION AND PROPOSALS SHOWN HEREON.

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON AUG 25, 1988

BY *Lawrence Jones*
LAWRENCE JONES
SECRETARY

TO EDWARD FEITE, THERESA FEITE,
YVADUPRY, DONNA DUPRY AND
THE TOWN OF NEW WINDSOR, CERTIFIED TO BE
A CORRECT AND ACCURATE SURVEY SUBJECT TO
ANY RIGHT OF WAYS AND/OR EASEMENTS OF RECORD
IF ANY.

MAY 26, 1988

RECORDED OWNERS:
14.1 EDWARD AND THERESA FEITE
DEAN HILL ROAD
NEW WINDSOR, NEW YORK.
14.2 YVAD AND DONNA DUPRY
DEAN HILL ROAD
NEW WINDSOR, NEW YORK.



PATRICK T. KENNEDY L.S. 24 QUINCY AVENUE, NEW WINDSOR, NEW YORK 12550		
SCALE 1" = 40'	APPROVED BY	DRAWN BY M.A.A.
DATE MAY 26, 1988		REVISED MAY 11, 1988
LOT LINE CHANGE FOR EDWARD FEITE, THERESA FEITE, YVADUPRY AND DONNA DUPRY TOWN OF NEW WINDSOR ORANGE COUNTY - NEW YORK		
		DRAWING NUMBER 88-867